## General Information

**Parcel Number**
89-05-23-110-704.000-021

**Local Parcel Number**
16-23-110-704.000-26

**Tax ID:**
026-00370-00

**Routing Number**

**Property Class 510**
1 Family Dwell - Platted Lot

**Year: 2023**

## Location Information

**County**
WAYNE

**Township**
JEFFERSON TOWNSHIP

**District 021 (Local 026)**
HAGERSTOWN TOWN

**School Corp 8305**
NETTLE CREEK

**Neighborhood 264114-026**
JEFFERSON-264114 (026)

**Section/Plat**
1623110

**Location Address (1)**
490 N SYCAMORE ST
HAGERSTOWN, IN 47346

**Zoning**
ZO01 Residential

**Subdivision**

**Lot**

**Market Model**
N/A

## Characteristics

| Topography | Flood Hazard |
|---|---|
| Level | ☐ |
| **Public Utilities** | **ERA** |
| All | ☐ |
| **Streets or Roads** | **TIF** |
| Paved | ☐ |

**Neighborhood Life Cycle Stage**
Static

**Printed** Monday, May 1, 2023

**Review Group** 2026

## Ownership

HODSON, FRED E & LINDA
490 N SYCAMORE ST
HAGERSTOWN, IN 47346

## Legal

LOT 6 BLK 53 MS

## Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|---|---|---|---|---|---|---|
| 01/01/1900 | HODSON, FRED E & | | CO | / | $0 | I |

## Notes

**9/17/2021 Misc:** 2022: GENERAL REVALUATION

**5/29/2018 Misc:** CHANGE SFD GRADE PER COUNTY ASSESSOR 5/29/18

Res

## Valuation Records (Work In Progress values are not certified values and are subject to change)

| 2023 | Assessment Year | 2023 | 2022 | 2021 | 2020 | 2019 |
|---|---|---|---|---|---|---|
| WIP | Reason For Change | AA | AA | AA | AA | AA |
| 03/13/2023 | As Of Date | 04/20/2023 | 04/22/2022 | 04/16/2021 | 01/01/2020 | 01/01/2019 |
| Indiana Cost Mod | Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| 1.0000 | Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| | Notice Required | ☐ | ☐ | ☐ | ☐ | ☐ |
| **$11,800** | **Land** | **$11,800** | **$11,800** | **$11,800** | **$11,800** | **$11,800** |
| $11,800 | Land Res (1) | $11,800 | $11,800 | $11,800 | $11,800 | $11,800 |
| $0 | Land Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| $0 | Land Non Res (3) | $0 | $0 | $0 | $0 | $0 |
| **$84,200** | **Improvement** | **$84,200** | **$87,300** | **$79,800** | **$78,300** | **$78,600** |
| $84,200 | Imp Res (1) | $84,200 | $87,300 | $79,800 | $78,300 | $78,600 |
| $0 | Imp Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| $0 | Imp Non Res (3) | $0 | $0 | $0 | $0 | $0 |
| **$96,000** | **Total** | **$96,000** | **$99,100** | **$91,600** | **$90,100** | **$90,400** |
| $96,000 | Total Res (1) | $96,000 | $99,100 | $91,600 | $90,100 | $90,400 |
| $0 | Total Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| $0 | Total Non Res (3) | $0 | $0 | $0 | $0 | $0 |

## Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

| Land Type | Pricing Method | Soil ID | Act Front. | Size | Factor | Rate | Adj. Rate | Ext. Value | Infl. % | Res Elig % | Market Factor | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| F | F | | 50 | 50x125 | 0.98 | $240 | $235 | $11,750 | 0% | 100% | 1.0000 | $11,750 |

**Data Source** Aerial **Collector** 07/28/2021 jf **Appraiser** 10/07/2021 lp

## Land Computations

| | |
|---|---|
| Calculated Acreage | 0.14 |
| Actual Frontage | 50 |
| Developer Discount | ☐ |
| Parcel Acreage | 0.14 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.00 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 0.14 |
| Farmland Value | $0 |
| Measured Acreage | 0.00 |
| Avg Farmland Value/Acre | 0.0 |
| Value of Farmland | $0 |
| Classified Total | $0 |
| Farm / Classifed Value | $0 |
| Homesite(s) Value | $0 |
| 91/92 Value | $0 |
| Supp. Page Land Value | |
| CAP 1 Value | $11,800 |
| CAP 2 Value | $0 |
| CAP 3 Value | $0 |
| **Total Value** | **$11,800** |

## General Information

| | |
|---|---|
| **Occupancy** | Single-Family |
| **Description** | Residential Dwelling |
| **Story Height** | 1 |
| **Style** | N/A |
| **Finished Area** | 1954 sqft |
| **Make** | |

## Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

## Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

## Plumbing

| | # | TF |
|---|---|---|
| **Full Bath** | 1 | 3 |
| **Half Bath** | 0 | 0 |
| **Kitchen Sinks** | 1 | 1 |
| **Water Heaters** | 1 | 1 |
| **Add Fixtures** | 0 | 0 |
| **Total** | 3 | 5 |

## Accommodations

| | |
|---|---|
| **Bedrooms** | 3 |
| **Living Rooms** | 1 |
| **Dining Rooms** | 0 |
| **Family Rooms** | 1 |
| **Total Rooms** | 6 |

## Heat Type

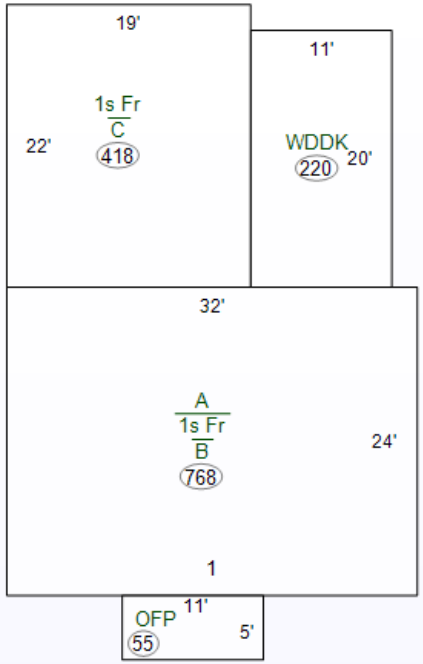
Central Warm Air

## Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

## Exterior Features

| Description | Area | Value |
|---|---|---|
| Wood Deck | 220 | $3,900 |
| Porch, Open Frame | 55 | $3,400 |




## Specialty Plumbing

| Description | Count | Value |
|---|---|---|

## Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|---|---|---|---|---|---|
| 1 | 1Fr | 1186 | 1186 | $88,600 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | 768 | 768 | $14,900 | |
| Bsmt | | 768 | 0 | $23,100 | |
| Crawl | | 418 | 0 | $4,100 | |
| Slab | | | | | |
| | | | **Total Base** | | $130,700 |
| **Adjustments** | | | **1 Row Type Adj. x 1.00** | | $130,700 |
| Unfin Int (-) | | | | | $0 |
| Ex Liv Units (+) | | | | | $0 |
| Rec Room (+) | | | 2:400 | | $3,900 |
| Loft (+) | | | | | $0 |
| Fireplace (+) | | | PS:1 PO:1 | | $4,700 |
| No Heating (-) | | | | | $0 |
| A/C (+) | | | 1:1186 A:630 | | $3,600 |
| No Elec (-) | | | | | $0 |
| Plumbing (+ / -) | | | 5 – 5 = 0 x $0 | | $0 |
| Spec Plumb (+) | | | | | $0 |
| Elevator (+) | | | | | $0 |
| | | | **Sub-Total, One Unit** | | $142,900 |
| | | | **Sub-Total, 1 Units** | | |
| Exterior Features (+) | | | $7,300 | | $150,200 |
| Garages (+) 0 sqft | | | $0 | | $150,200 |
| | | | Quality and Design Factor (Grade) | | 0.85 |
| | | | Location Multiplier | | 0.87 |
| | | | **Replacement Cost** | | $111,073 |

## Summary of Improvements

| Description | Res Eligibl | Story Height | Construction | Grade | Year Built | Eff Year | Eff Age | Co nd | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC | Nbhd | Mrkt | Improv Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1: Residential Dwelling | 100% | 1 | Wood Frame | D+1 | 1942 | 1972 | 51 | G | | 0.87 | | 2,722 sqft | $111,073 | 40% | $66,640 | 0% | 100% | 1.110 | 1.0000 | $74,000 |
| 2: Detached Garage/Boat | 100% | 1 | Wood Frame | C | 1984 | 1984 | 39 | A | $32.10 | 0.87 | $32.24 | 22'x24' | $17,024 | 28% | $12,260 | 25% | 100% | 1.110 | 1.0000 | $10,200 |

**Total all pages** $84,200 **Total this page** $84,200